

2015

# School and Housing Demographics in the Twin Cities (2015)

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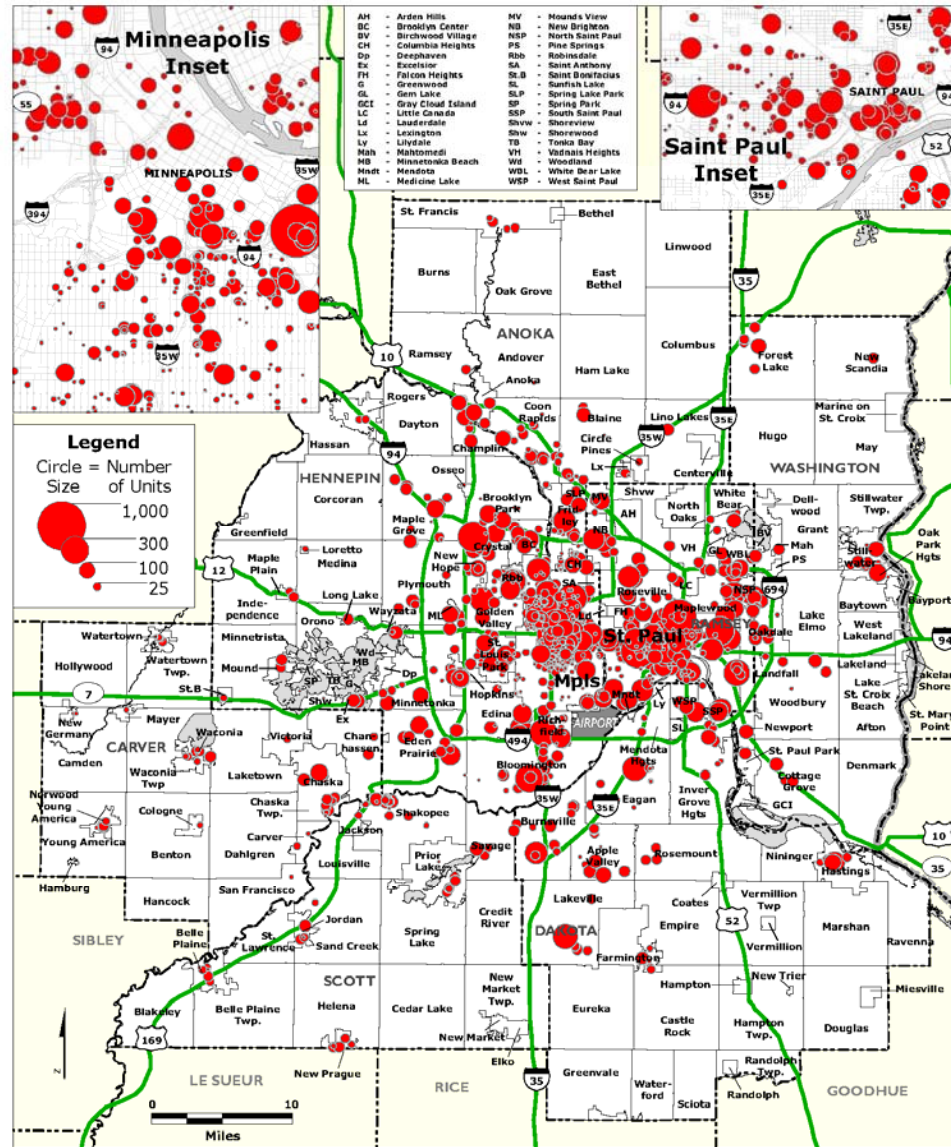


# Subsidized Housing and Race in Twin Cities, 2012-13



# All Subsidized Housing

# MINNEAPOLIS - SAINT PAUL 7-COUNTY REGION All Subsidized Housing by Project Site in 2012

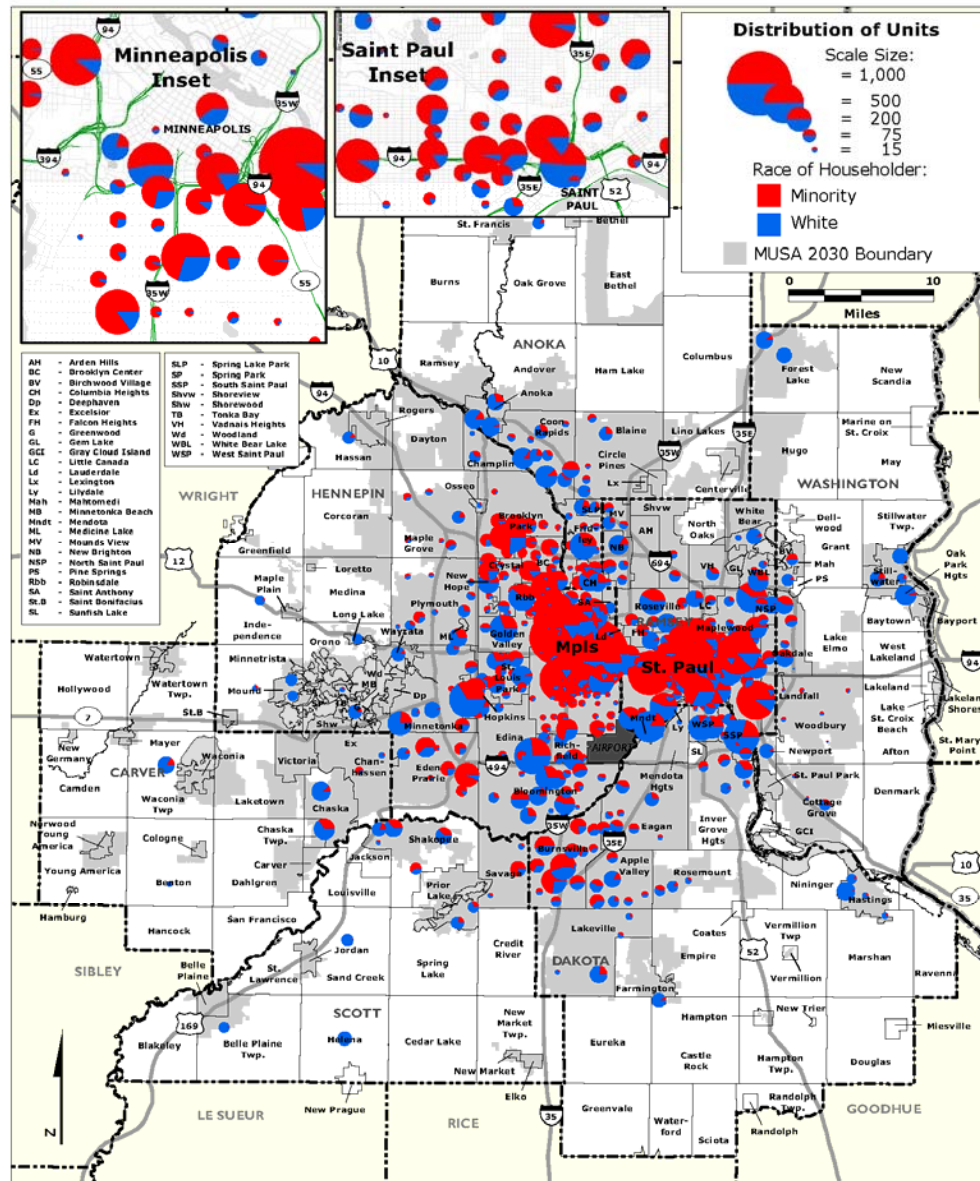


Data Source: HousingLink STREAMS, NCompass, Minnesota Housing

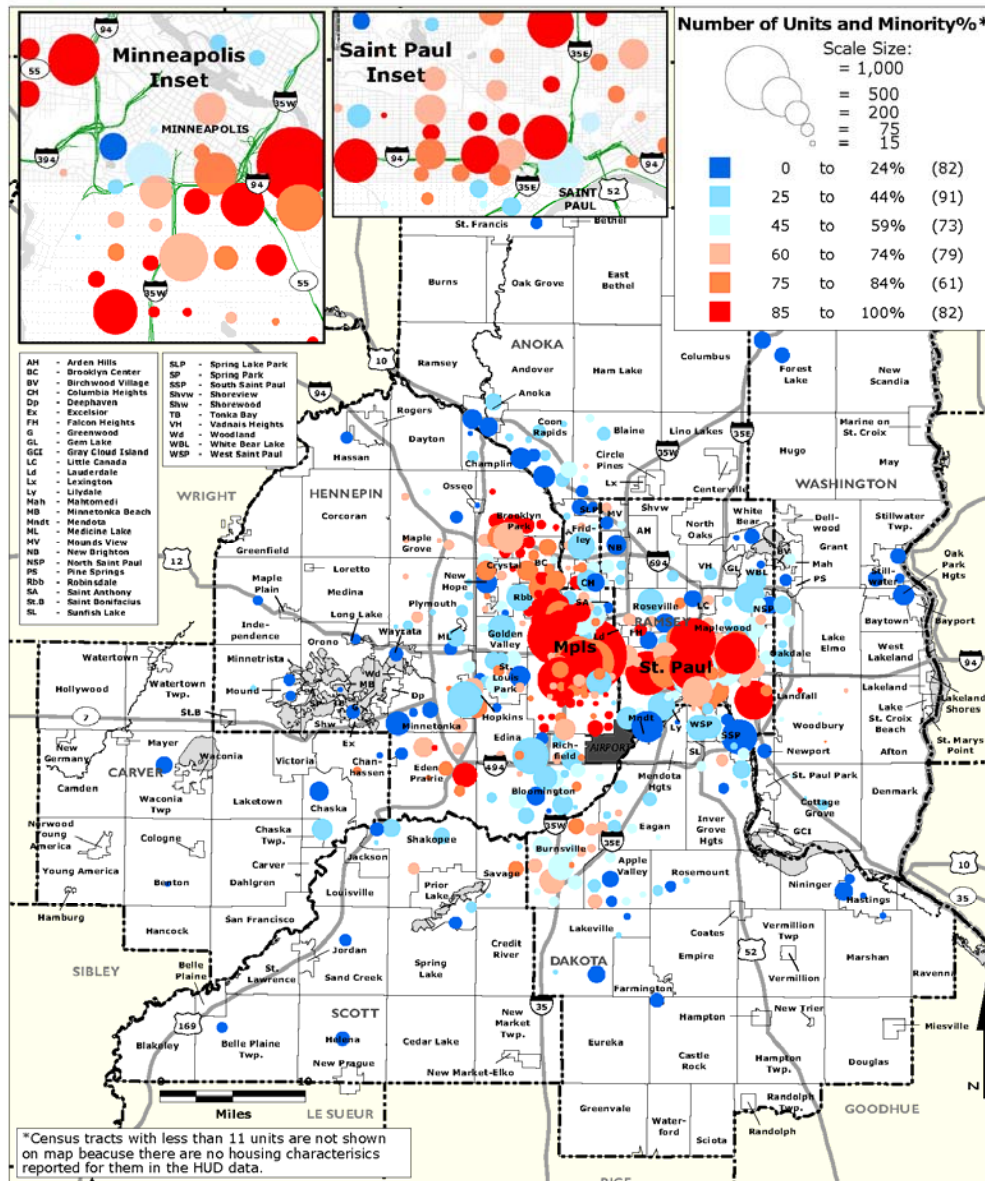


All HUD  
Administered  
Subsidized Housing

# MINNEAPOLIS-SAINT PAUL SEVEN COUNTY REGION Racial Composition of HUD-Administered Subsidized Housing by Census Tract, 2012



# MINNEAPOLIS-SAINT PAUL SEVEN COUNTY REGION Percentage of Population that are Racial Minorities in Subsidized Housing by Census Tracts, 2012



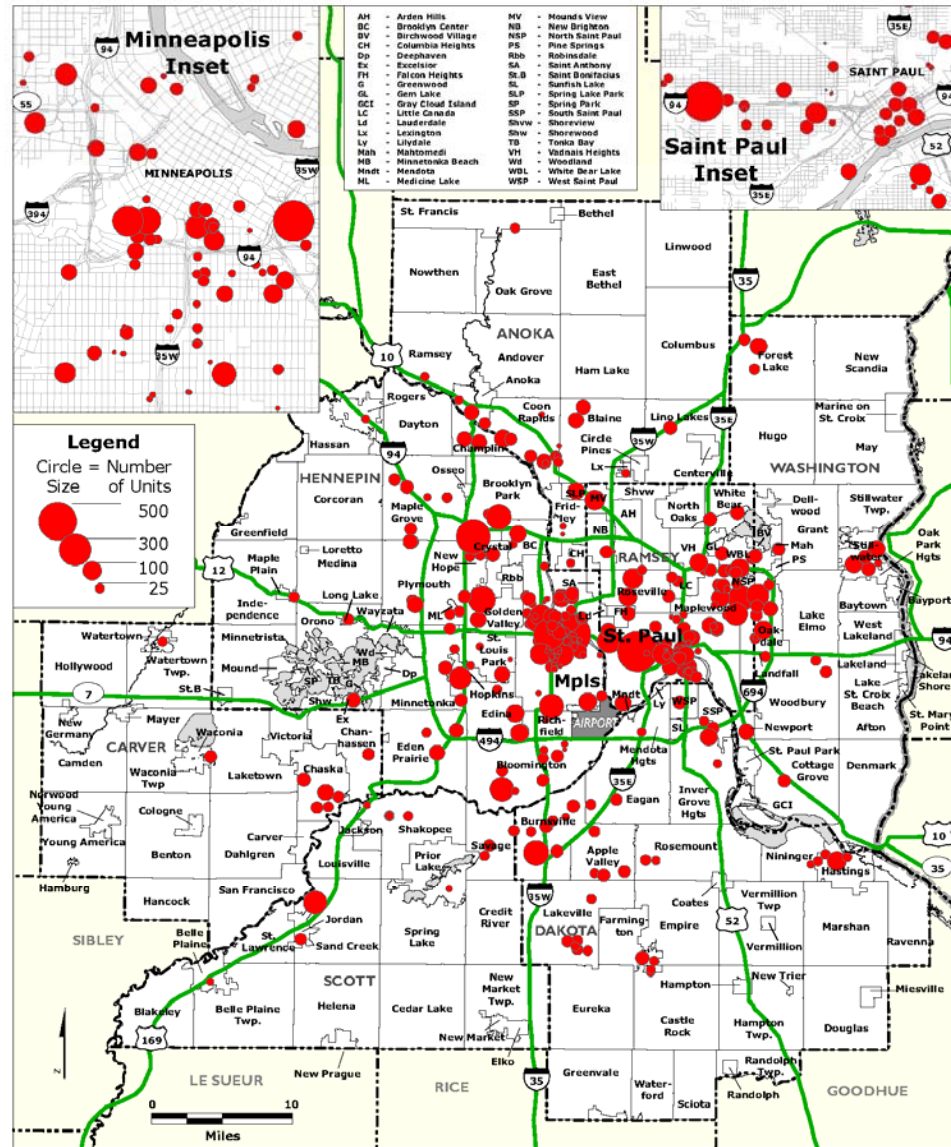
Data Sources: U.S. Department of Housing and Urban Development (HUD); Metropolitan Council.



LIHTC

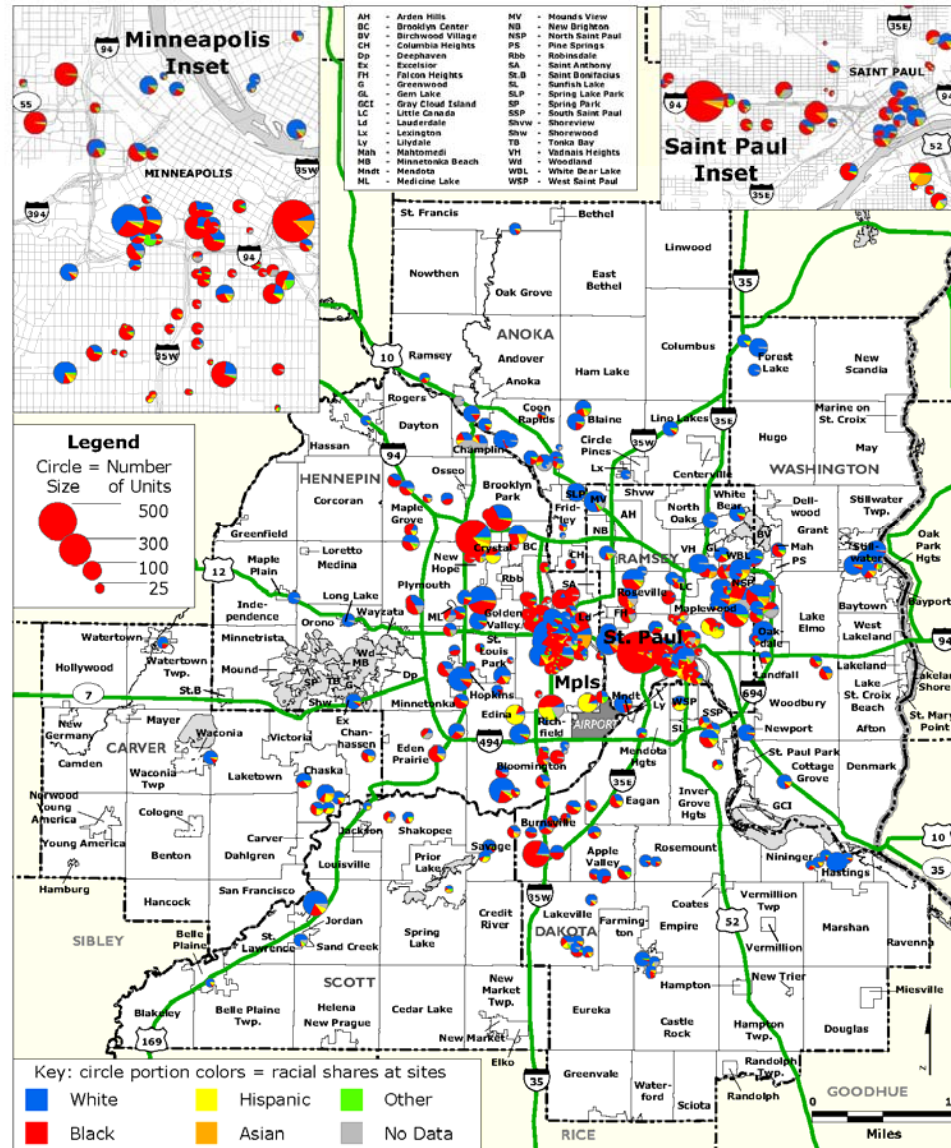


# MINNEAPOLIS - SAINT PAUL 7-COUNTY REGION Low Income Housing Tax Credits by Property Site in 2013



Data Source: Minnesota Housing; HousingLink STREAMS; Ncompass.

# MINNEAPOLIS - SAINT PAUL 7-COUNTY REGION Race and Ethnicity of Low Income Housing Tax Credit Householders by Property Site in 2013

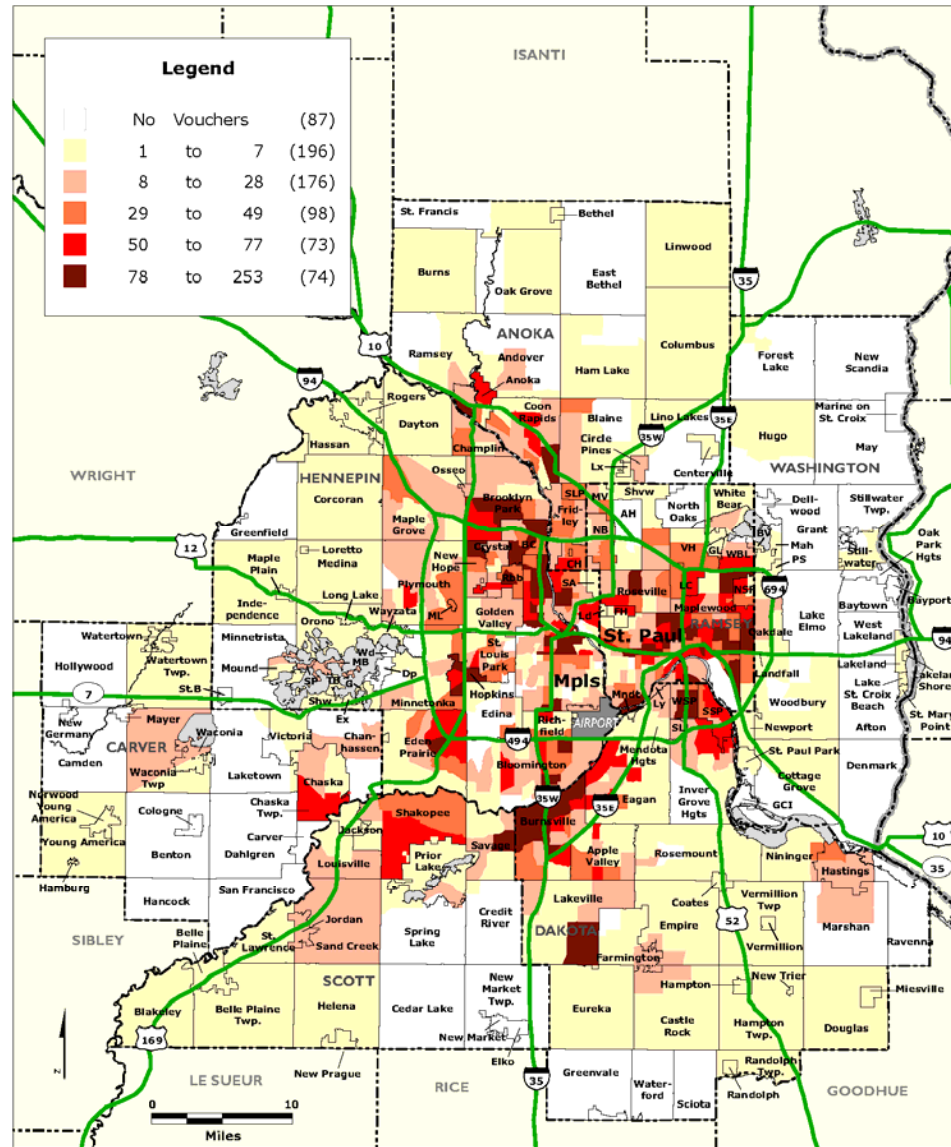


Data Source: Minnesota Housing; HousingLink STREAMS; Ncompass.



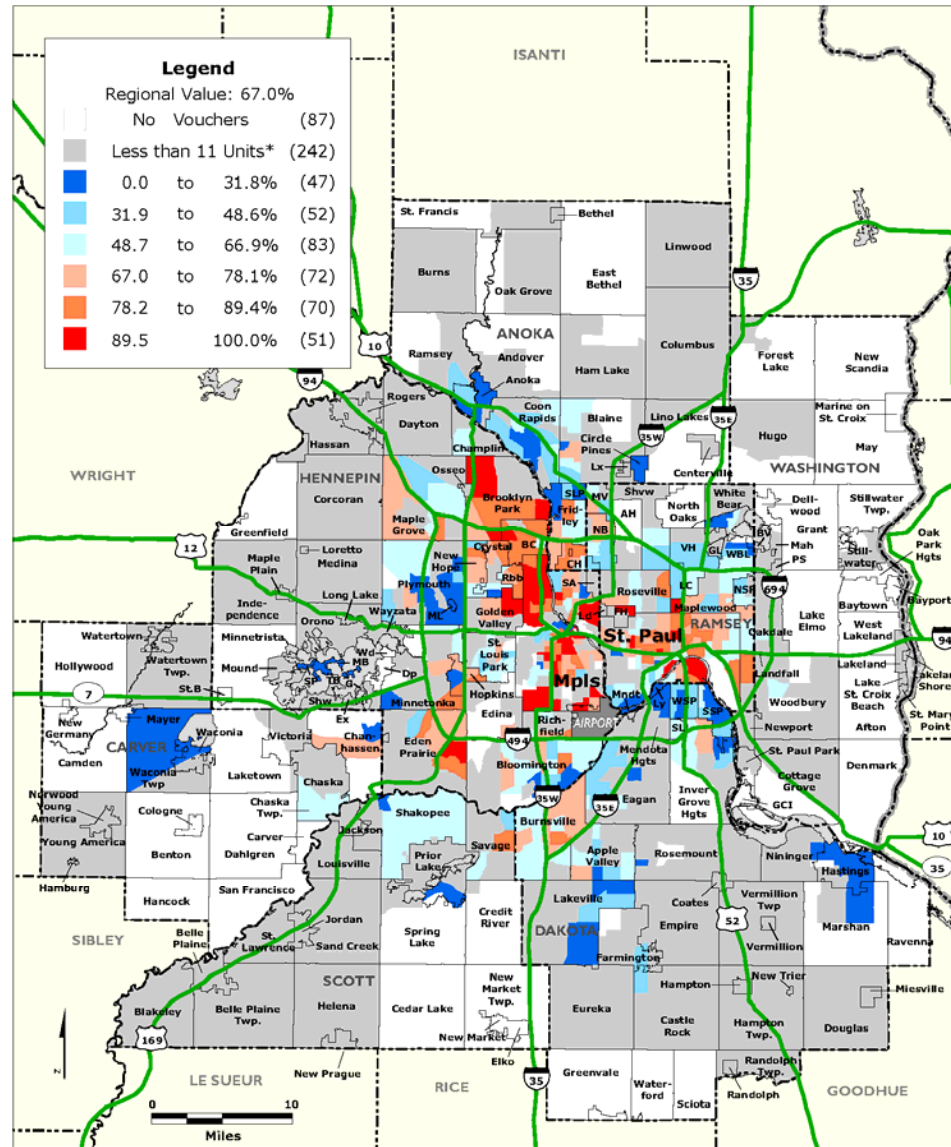
## Section 8 Vouchers

# MINNEAPOLIS - SAINT PAUL REGION Number of Housing Choice Vouchers Available by Census Tract, 2013



Data Source: U.S. Department of Housing and Urban Development, Picture of Subsidized Households.

## MINNEAPOLIS - SAINT PAUL REGION Percentage of Voucher Householders Reported As People of Color by Census Tract, 2013



Data Source: U.S. Department of Housing and Urban Development, Picture of Subsidized Households.



# Summary Table of Subsidized Housing by Minority Percentage in Census Tract

### **Twin Cities 7-County Area Subsidized Units by Minority Shares in Census Tracts**

#### Number of Units

% <u>Minority:</u>	<u>LIHTC</u>	Section 8 <u>Vouchers</u>	Section 8 <u>Project</u>	Public <u>Housing</u>	Total <u>Units</u>
0 to 19	5,144	3,641	5,447	1,099	656,719
20 to 49	9,504	9,021	6,719	4,164	402,837
50 or more	4,807	7,679	5,582	6,505	127,430
Total	19,455	20,341	17,748	11,768	1,186,986

#### Share of Units

% <u>Minority:</u>	<u>LIHTC</u>	Section 8 <u>Vouchers</u>	Section 8 <u>Project</u>	Public <u>Housing</u>	Total <u>Units</u>
0 to 19	26.4	17.9	30.7	9.3	55.3
20 to 49	48.9	44.3	37.9	35.4	33.9
50 or more	24.7	37.8	31.5	55.3	10.7
Total	100.0	100.0	100.0	100.0	100.0



## Metro School Integration Scenarios for Minority Children

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>Total</u>
Number of minority students who would have to change schools in order to achieve racial balance.*	9,897	3,528	3,987	17,412
*Racial balance of 20% to 60% minority in school				
Number of Additional minority students who would already be in a racially integrated school if:				
LIHTC units were assigned randomly by race	494	136	166	797
Section 8 project units were assigned randomly by race	169	51	77	297
Section 8 voucher units were assigned randomly by race	444	72	169	685
Total	1,107	260	412	1,778
Number of Additional minority students who would already be in a racially integrated school if:				
LIHTC units were distributed across the region in proportion to school enrollment	2,028	355	541	2,924
Section 8 project units distributed across the region in proportion to school enrollment	837	178	259	1,274
Section 8 voucher units distributed across the region in proportion to school enrollment	3,541	774	1,216	5,531
Total	6,406	1,307	2,016	9,729
Percentage of Integration Shortfall	64.7	37.1	50.6	55.9

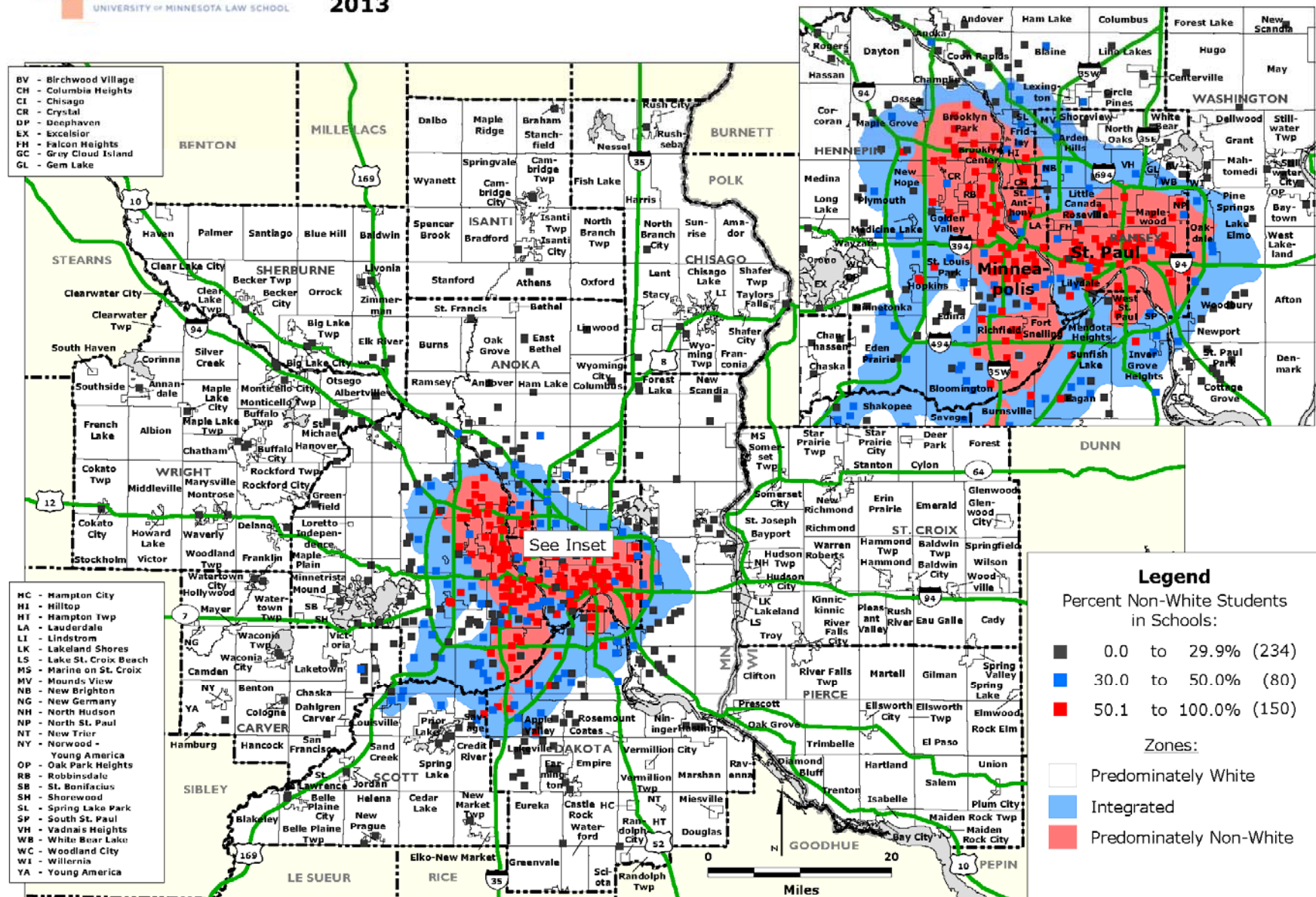






# Minnesota Housing LIHTC Allocations and Funding Selections

# MINNEAPOLIS-SAINT PAUL REGION: Racial Composition of Public Elementary Schools, 2013



Data Source: Minnesota Department of Revenue.

<b>2013 Countour % Minority</b>	<b>School Contours</b>	<b>Total Existing Subsidized Housing Units in 2012 (7-County)</b>	
		<b>n</b>	<b>%</b>
0.0 to 29.9%	Predominately White	7,901	13.5
30.0 to 49.9%	Integrated	10,016	17.1
50.0 to 100.0%	Predominately Non-White	40,584	69.4
	<b>Total</b>	<b>58,501</b>	<b>100.0</b>

Sources: Housing Link Affordable Housing Inventory; MN Department of Education  
contours calculated by IMO (IDW method)

<b>2013 Countour % Minority</b>	<b>School Contours</b>	<b>Existing Subsidized Housing Affordable at 30% of RMI Units in 2012 (7-County)</b>	
		<b>n</b>	<b>%</b>
0.0 to 29.9%	Predominately White	2,437	11.0
30.0 to 49.9%	Integrated	3,776	17.0
50.0 to 100.0%	Predominately Non-White	16,041	72.1
	<b>Total</b>	<b>22,254</b>	<b>100.0</b>

Sources: Housing Link Affordable Housing Inventory; MN Department of Education  
contours calculated by IMO (IDW method)

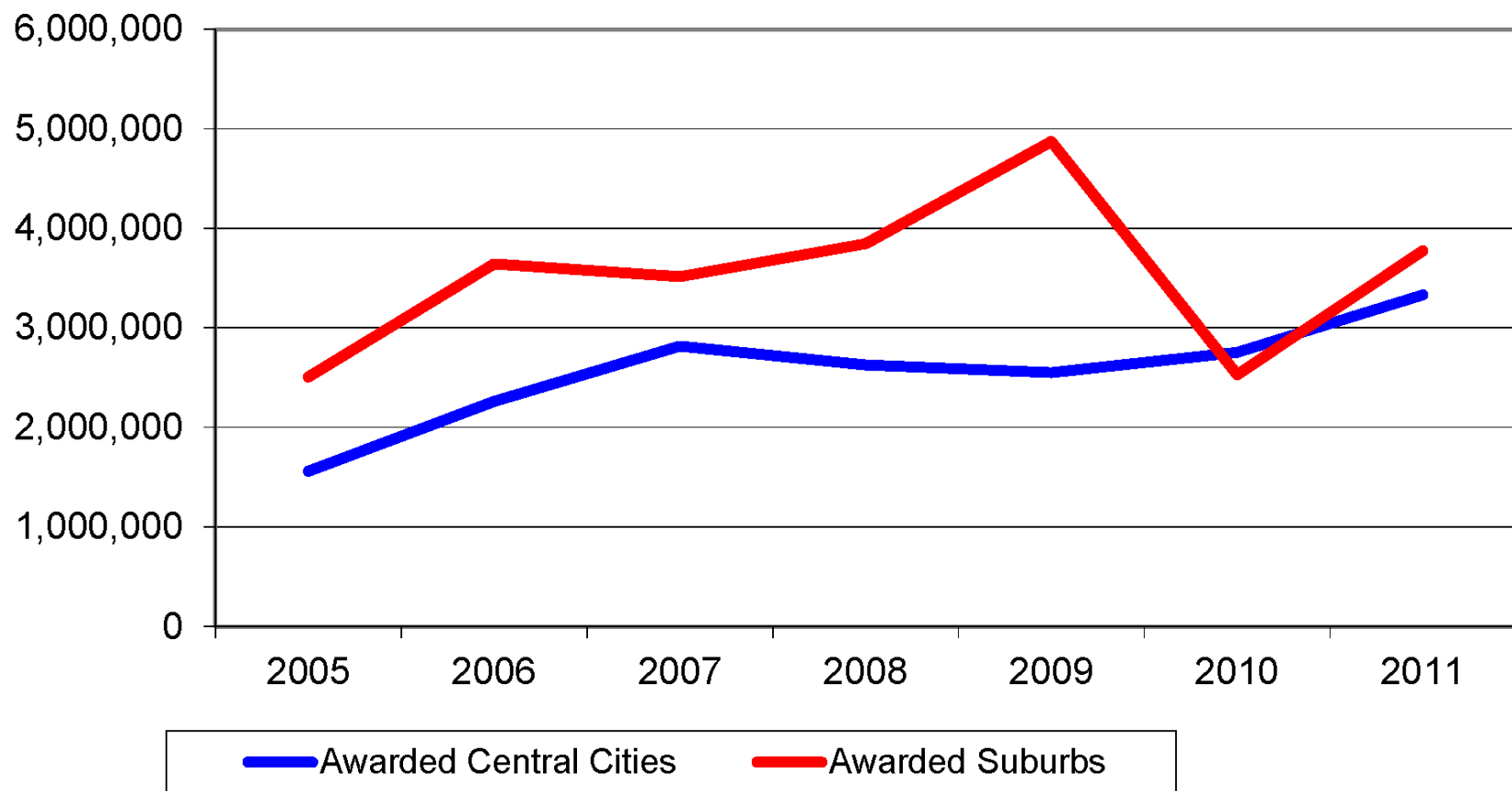
<b>2013 Countour % Minority</b>	<b>School Contours</b>	<b>Total LIHTC Units allocated 2005-2011 (7-County)</b>	
		<b>n</b>	<b>%</b>
0.0 to 29.9%	Predominately White	782	21.8
30.0 to 49.9%	Integrated	934	26.1
50.0 to 100.0%	Predominately Non-White	1,869	52.1
	<b>Total</b>	<b>3,585</b>	<b>100.0</b>

Sources: Minnesota Housing Finance Agency; MN Department of Education  
contours calculated by IMO (IDW method)

<b>2013 Countour % Minority</b>	<b>School Contours</b>	<b>Total Students in 2012-2013 (7-County)</b>	
		<b>n</b>	<b>%</b>
0.0 to 29.9%	Predominately White	94,691	42.3
30.0 to 49.9%	Integrated	58,480	26.1
50.0 to 100.0%	Predominately Non-White	70,473	31.5
	<b>Total</b>	<b>223,644</b>	<b>100.0</b>

Source: MN Department of Education  
contours calculated by IMO (IDW method)

### Low Income Housing Tax Credit Dollars Awarded to Projects in Twin Cities 7 County Area





**Cities of Minneapolis and Saint Paul  
Number of HTC and Housing Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Total Units	Renter Units
0 to 19%	73	88,437	28,901
20 to 29%	263	38,414	20,396
30 to 49%	426	61,925	32,994
50 to 59%	200	26,248	14,051
60 to 79%	545	46,253	26,548
80% or more	329	17,398	10,865
Total	1,836	278,675	133,755

**Twin Cities Suburbs  
Number of HTC and Housing Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Total Units	Renter Units
0 to 19%	1,127	531,992	82,114
20 to 29%	507	200,232	62,035
30 to 49%	282	72,381	29,808
50 to 59%	22	20,206	7,055
60 to 79%	0	6,923	4,626
80% or more	0	1,657	1,202
Total	1,938	833,391	186,840

**Cities of Minneapolis and Saint Paul  
Share of HTC and Housing Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Total Units	Renter Units
0 to 19%	4.0	31.7	21.6
20 to 29%	14.3	13.8	15.2
30 to 49%	23.2	22.2	24.7
50 to 59%	10.9	9.4	10.5
60 to 79%	29.7	16.6	19.8
80% or more	17.9	6.2	8.1
Total	100.0	100.0	100.0

**Twin Cities Suburbs  
Share of HTC and Housing Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Total Units	Renter Units
0 to 19%	58.2	63.8	43.9
20 to 29%	26.2	24.0	33.2
30 to 49%	14.6	8.7	16.0
50 to 59%	1.1	2.4	3.8
60 to 79%	0.0	0.8	2.5
80% or more	0.0	0.2	0.6
Total	100.0	100.0	100.0

Source: 2005-2011 Minnesota Housing Finance Agency, 2006-2010 American Community Survey

**Cities of Minneapolis and Saint Paul**  
**Number of HTC and Housing Units**  
**by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Total Units	Renter Units
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**Cities of Minneapolis and Saint Paul**  
**Share of HTC and Housing Units**  
**by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Total Units	Renter Units
0 to 19%	4.0	31.7	21.6
20 to 29%	14.3	13.8	15.2
30 to 49%	23.2	22.2	24.7
<b>50 to 59%</b>	<b>10.9</b>	<b>9.4</b>	10.5
<b>60 to 79%</b>	<b>29.7</b>	<b>16.6</b>	19.8
<b>80% or more</b>	<b>17.9</b>	<b>6.2</b>	8.1
Total	100	100.0	100.0

**Twin Cities Suburbs**  
**Share of HTC and Housing Units**  
**by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Total Units	Renter Units
<b>0 to 19%</b>	<b>58.2</b>	<b>63.8</b>	43.9
<b>20 to 29%</b>	<b>26.2</b>	<b>24.0</b>	33.2
30 to 49%	14.6	8.7	16.0
50 to 59%	1.1	2.4	3.8
60 to 79%	0.0	0.8	2.5
80% or more	0.0	0.2	0.6
Total	100.0	100.0	100.0

Source: 2005-2011 Minnesota

**In the central cities 58.5% of HTC units have been allocated to tracts that are predominately minority (with 50% or more minority) compared to 32.3% of all housing units**

2005-2011 Minnesota H

**In the suburbs 84% of HTC units have been allocated to tracts that are predominately white (with less than 30% minority) compared to 88% of all housing units**

urvey



**Cities of Minneapolis and Saint Paul  
Number of HTC and Affordable Rental Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Rental Units Affordable at % of Regional Income		
		30%	50%	80%
0 to 19%	73	1,246	13,396	23,903
20 to 29%	263	2,135	9,963	16,023
30 to 49%	426	6,123	18,077	28,615
50 to 59%	200	2,915	8,823	12,693
60 to 79%	545	5,840	16,742	23,743
80% or more	329	3,628	6,779	9,690
Total	1,836	21,889	73,780	114,668

**Cities of Minneapolis and Saint Paul  
Share of HTC and Affordable Rental Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Rental Units Affordable at % of Regional Income		
		30%	50%	80%
0 to 19%	4.0	5.7	18.2	20.8
20 to 29%	14.3	9.8	13.5	14.0
30 to 49%	23.2	28.0	24.5	25.0
50 to 59%	10.9	13.3	12.0	11.1
60 to 79%	29.7	26.7	22.7	20.7
80% or more	17.9	16.6	9.2	8.5
Total	100.0	100.0	100.0	100.0

Source: 2005-2011 Minnesota Housing Finance Agency, 2006-2010 American Community Survey

**Twin Cities Suburbs  
Number of HTC and Affordable Rental Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Rental Units Affordable at % of Regional Income		
		30%	50%	80%
0 to 19%	1,127	6,954	26,301	60,473
20 to 29%	507	4,874	23,254	51,749
30 to 49%	282	1,905	12,398	25,412
50 to 59%	22	754	3,854	5,919
60 to 79%	0	295	3,029	4,174
80% or more	0	61	640	1,170
Total	1,938	14,843	69,476	148,897

**Twin Cities Suburbs  
Share of HTC and Affordable Rental Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Rental Units Affordable at % of Regional Income		
		30%	50%	80%
0 to 19%	58.2	46.9	37.9	40.6
20 to 29%	26.2	32.8	33.5	34.8
30 to 49%	14.6	12.8	17.8	17.1
50 to 59%	1.1	5.1	5.5	4.0
60 to 79%	0.0	2.0	4.4	2.8
80% or more	0.0	0.4	0.9	0.8
Total	100.0	100.0	100.0	100.0

Source: 2005-2011 Minnesota Housing Finance Agency, 2006-2010 American Community Survey

**Cities of Minneapolis and Saint Paul  
Number of HTC and Affordable Rental Units  
by Percentage Minority in Census Tracts, 2005-2011**

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Share of HTC and Affordable Rental Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Rental Units Affordable at % of Regional Income		
		30%	50%	80%
0 to 19%	4.0	5.7	18.2	20.8
20 to 29%	14.3	9.8	13.5	14.0
30 to 49%	23.2	28.0	24.5	25.0
<b>50 to 59%</b>	<b>10.9</b>	13.3	<b>12.0</b>	11.1
<b>60 to 79%</b>	<b>29.7</b>	26.7	<b>22.7</b>	20.7
<b>80% or more</b>	<b>17.9</b>	16.6	<b>9.2</b>	8.5
Total	100.0	100.0	100.0	100.0

Source: 2005-2011 Minnesota Housing

**In the central cities 58.5% of HTC units have been allocated to tracts that are predominately minority (with 50% or more minority) compared to 43.8% of rental units affordable at 50% or median income**

**Twin Cities Suburbs  
Number of HTC and Affordable Rental Units  
by Percentage Minority in Census Tracts, 2005-2011**

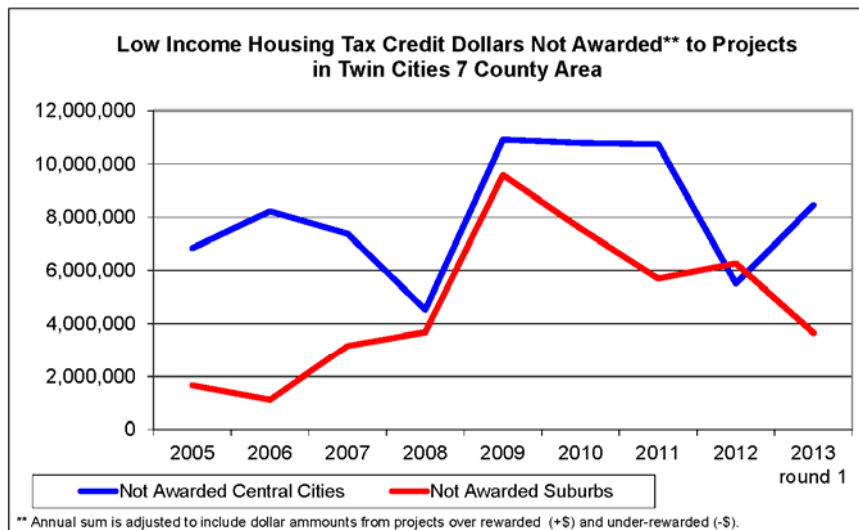
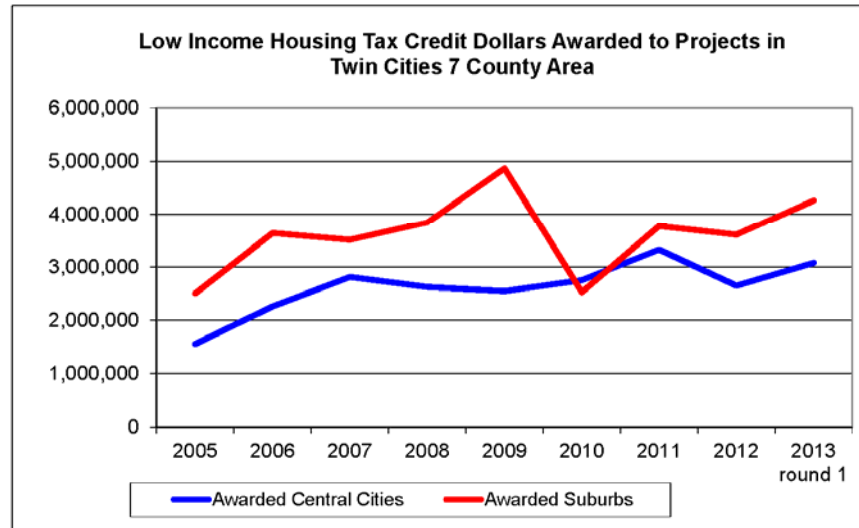
% Minority in Tract	HTC Units	Rental Units Affordable at % of Regional Income		
		30%	50%	80%
0 to 19%	1,127	6,954	26,301	60,473
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30 to 49%	282	1,905	12,398	25,412
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**Twin Cities Suburbs  
Share of HTC and Affordable Rental Units  
by Percentage Minority in Census Tracts, 2005-2011**

% Minority in Tract	HTC Units	Rental Units Affordable at % of Regional Income		
		30%	50%	80%
<b>0 to 19%</b>	<b>58.2</b>	46.9	<b>37.9</b>	40.6
<b>20 to 29%</b>	<b>26.2</b>	32.8	<b>33.5</b>	34.8
30 to 49%	14.6	12.8	17.8	17.1
50 to 59%	1.1	5.1	5.5	4.0
60 to 79%	0.0	2.0	4.4	2.8
80% or more	0.0	0.4	0.9	0.8
Total	100.0	100.0	100.0	100.0

Source: 2005-2011 Minnesota Housing

**In the suburbs 84% of HTC units have been allocated to tracts that are predominately white (with less than 30% minority) compared to 71% of rental units affordable at 50% or median income**



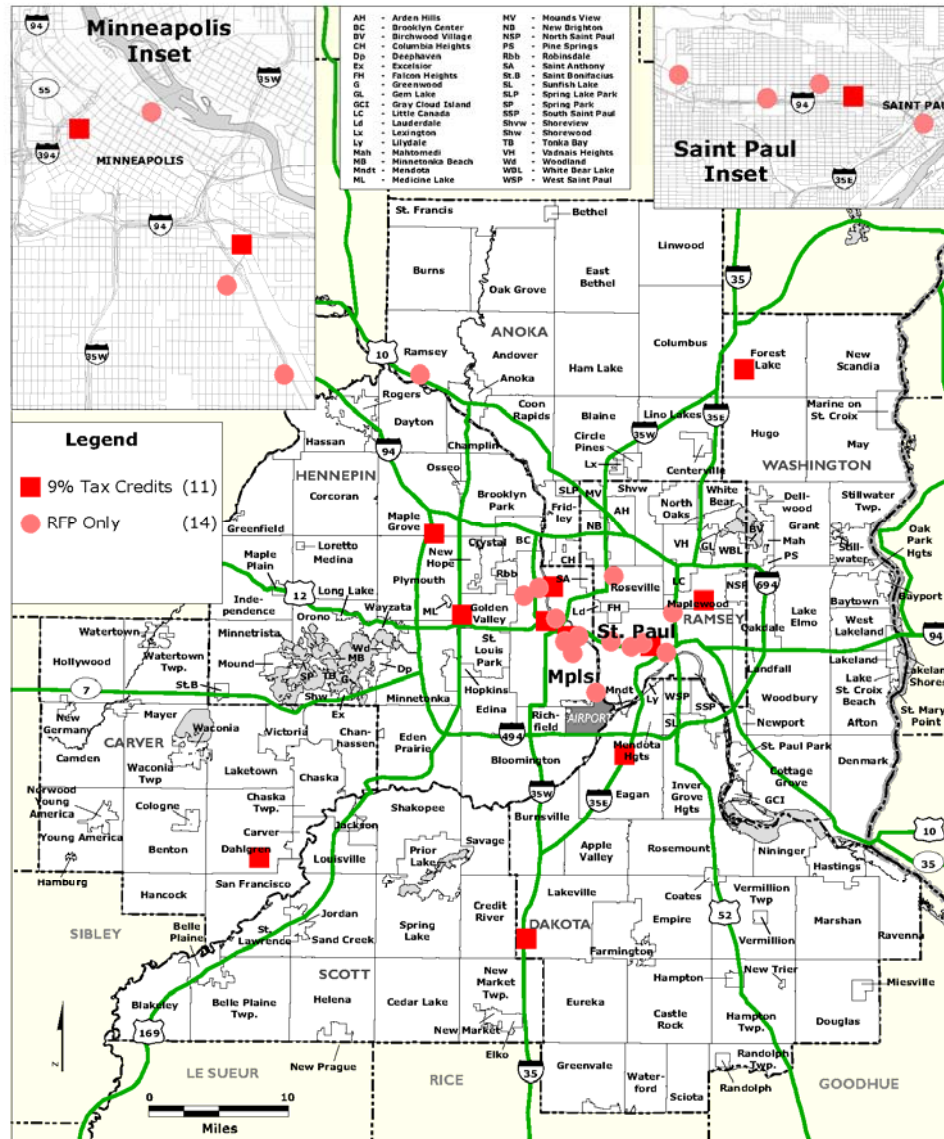
\*\* Annual sum is adjusted to include dollar amounts from projects over-rewarded (+\$) and under-rewarded (-\$).





# Minnesota Housing 2014 Funding Selections

## MINNEAPOLIS - SAINT PAUL 7-COUNTY REGION Minnesota Housing Multifamily Project Funding Selections in 2014



Data Source: Minnesota Housing

# Overall Minnesota Funding Selections Are Concentrated in Segregated Non- White Areas

- There is a large concentration of projects near the Central and Hiawatha LRT corridors
- Projects without 9% LIHTC Tax Credits are especially disproportionately located in predominately non-white elementary school attendance areas
  - Over 3/4<sup>th</sup> of the project units are in these school attendance areas, compared to about 1/4<sup>th</sup> of the metro's elementary students attending the schools.

**Minnesota Housing 2014 Funding Selections  
by Racial Percentage in Elementary School Attendance Area of Funded Project**

**All Funded Projects:**

<u>Percent Minority in Elementary School:</u>	<u>Number of Projects</u>	<u>Number of Units</u>	<u>Tax Credits in \$000s</u>	<u>Share of Projects</u>	<u>Share of Units</u>	<u>Share of Tax Credits in \$000s</u>	<u>Share of Students in Schools</u>
0 to 29%	4	187	2,646	16.0	6.6	17.2	53.7
30 to 49%	8	633	5,808	32.0	22.5	37.8	23.1
50% or more	13	1,996	6,917	52.0	70.9	45.0	23.2
Total	25	2,816	15,371	100.0	100.0	100.0	100.0

**9% Tax Credit Funded Projects:**

<u>Percent Minority in Elementary School:</u>	<u>Number of Projects</u>	<u>Number of Units</u>	<u>Tax Credits in \$000s</u>	<u>Share of Projects</u>	<u>Share of Units</u>	<u>Share of Tax Credits in \$000s</u>	<u>Share of Students in Schools</u>
0 to 29%	3	140	2,382	27.3	22.6	31.6	53.7
30 to 49%	5	303	3,988	45.5	48.9	52.9	23.1
50% or more	3	177	1,172	27.3	28.5	15.5	23.2
Total	11	620	7,542	100.0	100.0	100.0	100.0

**Other Funded Projects:**

<u>Percent Minority in Elementary School:</u>	<u>Number of Projects</u>	<u>Number of Units</u>	<u>Tax Credits in \$000s</u>	<u>Share of Projects</u>	<u>Share of Units</u>	<u>Share of Tax Credits in \$000s</u>	<u>Share of Students in Schools</u>
0 to 29%	1	47	264	7.1	2.1	3.4	53.7
30 to 49%	3	330	1,820	21.4	15.0	23.2	23.1
50% or more	10	1,819	5,745	71.4	82.8	73.4	23.2
Total	14	2,196	7,829	100.0	100.0	100.0	100.0



